



Valerian Court, Cambridge, CB1 9YP

**CHEFFINS**



## Valerian Court

Cherry Hinton, Cambridge,  
CB1 9YP

\*DUE TO A HIGH LEVEL OF INTEREST WE ARE NOW FULLY BOOKED FOR VIEWINGS\* A well presented modern two bedroom terraced property conveniently situated a short distance from Tesco's supermarket. The property benefits from a well equipped modern fitted kitchen, a sitting/dining room, two bedrooms and a modern bathroom on the first floor. Additional features include two allocated parking spaces, uPVC double glazing, gas central heating and an enclosed rear garden. EPC rating D. Council tax band C.

### LOCATION

CHERRY HINTON situated 3 miles east of Cambridge, within the City boundary, Cherry Hinton has a supermarket, post office, pharmacy and a variety of shops and places to eat. At its heart are the Village Hall, library, leisure centre and recreation ground. Excellent primary, secondary, and sixth form schooling opportunities are within close proximity.



**£1,300 PCM**



**ENTRANCE HALL**

with part glazed uPVC sealed unit double glazed entrance door, stairs leading to first floor, under stairs storage cupboard, tiled flooring, radiator.

**KITCHEN**

newly fitted with a range of units comprising stainless steel sink unit and drainer with mixer tap, fitted base and wall cupboards, worktops and tiled splashbacks, integrated oven and grill with four-ring Bosch ceramic hob with glass splashbacks and stainless steel extractor hood over, wall mounted Vaillant gas fired central heating boiler, tiled flooring, space and plumbing for washing machine, window to the front aspect.

**SITTING / DINING ROOM**

with two radiators, uPVC double glazed sliding patio door leading to rear garden.

**FIRST FLOOR LANDING**

with access to roof space.

**BEDROOM ONE**

with radiator, window to the rear aspect.

**BEDROOM TWO**

with airing cupboard with hot water cylinder, radiator, two windows to the front aspect.

**BATHROOM**

newly fitted with bath with mixer tap and shower attachment over, hand basin with mixer tap and cupboard storage under, concealed cistern low level WC, ladder style heated towel rail, extractor fan.

**OUTSIDE****ENCLOSED REAR GARDEN**

laid to lawn with a paved area, timber shed and a gated access to the rear.

TWO ALLOCATED PARKING SPACES located in a communal area to the left of the property.

**Letting Agents Notes**

Deposit - £1500.00

Holding Deposit - £300.00

EPC - D

Council Tax - C

Square Footage - 570.49





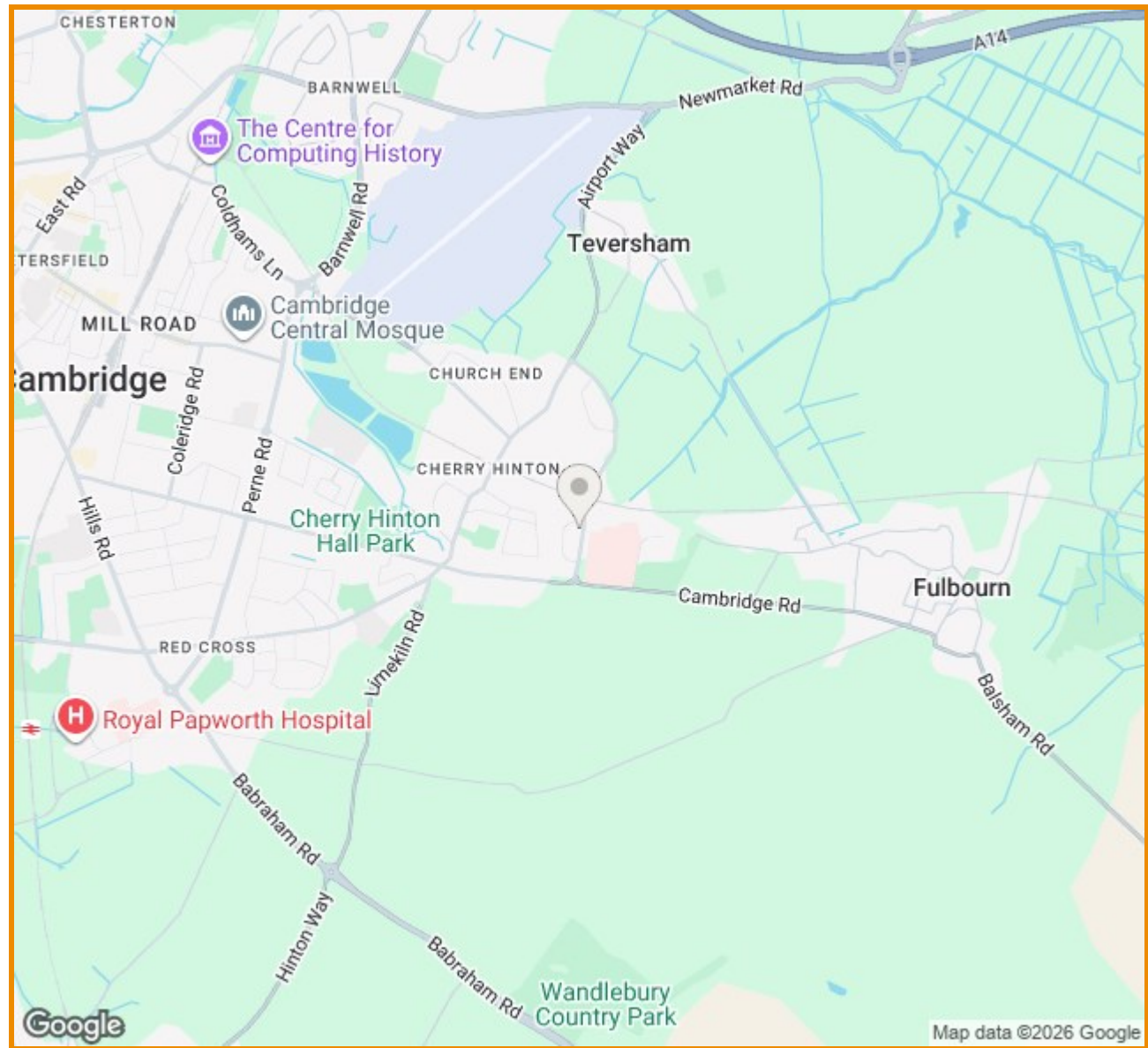


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

£1,300 PCM

Council Tax Band - C

Local Authority - Cambridge City Council



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

